

TEXAS AVENUE CORRIDOR STUDY
PROPERTY INVENTORY SURVEY FORM

Property ID: R32937

Property Information

property address: 3210 S TEXAS AVE

legal description: MIDWAY PLACE, BLOCK 12, LOT 10

owner name/address: LANDERS, JERRY M

3210 S TEXAS AVE

BRYAN, TX 77802-3125

full business name: Kirby Sales & Service, JK and Associates

land use category: Commercial-retail

type of business: Sales offices

current zoning: C2

occupancy status: occupied

lot area (square feet): 32,539

frontage along Texas Avenue (feet): 125.87

lot depth (feet): 181.47

sq. footage of building: 6,284

property conforms to: ☒ min. lot area standards ☐ min. lot depth standards ☒ min. lot width standards

Improvements

of buildings: 1 building height (feet): 16 # of stories: 1

type of buildings (specify): concrete

building/site condition: 4

buildings conform to minimum building setbacks: ☒ yes ☐ no (if no, specify)

approximate construction date: accessible to the public: ☒ yes ☐ no

possible historic resource: ☐ yes ☒ no sidewalks along Texas Avenue: ☐ yes ☒ no

other improvements: ☐ yes ☒ no (specify) (pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☒ yes ☐ no ☐ dilapidated ☐ abandoned ☒ in-use

of signs: 2 type/material of sign: 1-EIN 1-temp

overall condition (specify): good

removal of any dilapidated signs suggested? ☐ yes ☒ no (specify)

Off-street Parking

improved: ☒ yes ☐ no parking spaces striped: ☒ yes ☐ no # of available off-street spaces: 14

lot type: ☒ asphalt ☐ concrete ☐ other

space sizes: 8x14 sufficient off-street parking for existing land use: ☐ yes ☐ no

overall condition: good

end islands or bay dividers: ☐ yes ☒ no landscaped islands: ☐ yes ☒ no

Curb Cuts on Texas Avenue

how many: 2 curb types: ☒ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☒ no
if yes, which ones: _____

meet adjacent separation requirements: ☐ yes ☒ no meet opposite separation requirements: ☐ yes ☒ no

Landscaping

☐ yes ☒ no (if none is present) is there room for landscaping on the property? ☒ yes ☐ no

comments: _____

Outside Storage

☐ yes ☒ no (specify) _____
(Type of merchandise/material/equipment stored)

dumpsters present: ☐ yes ☒ no are dumpsters enclosed: ☐ yes ☒ no

Miscellaneous

is the property adjoined by a residential use or a residential zoning district?

☒ yes ☐ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? ☐ yes ☐ no

if not developable to current standards, what could help make this a developable property?

accessible to alley: ☒ yes ☐ no

Other Comments:

